

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
244		RIDGE ST, ARLINGTON

## OWNERSHIP

Owner 1:	MORAN SHAUN T		
Owner 2:			
Owner 3:			
Street 1:	244 RIDGE ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1:	MERLUZZO RICO A & GLORIA E -		
Owner 2:	-		
Street 1:	244 RIDGE ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .176 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1962, having primarily Vinyl Exterior and 2901 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.17633	Total SF/SM:	7681	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	455,299	Spl Credit	Total:	455,300
--------------	---------	--------------	------	-------------	-----	------------	---------------	-----------	--------	---------	------------	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7681.000	376,200		455,300	831,500
Total Card	0.176	376,200		455,300	831,500
Total Parcel	0.176	376,200		455,300	831,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		286.65	/Parcel: 286.6

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	376,200	0	7,681.	455,300	831,500		Year end	12/23/2021
2021	101	FV	362,700	0	7,681.	455,300	818,000		Year End Roll	12/10/2020
2020	101	FV	362,700	0	7,681.	455,300	818,000	818,000	Year End Roll	12/18/2019
2019	101	FV	301,200	0	7,681.	455,300	756,500	756,500	Year End Roll	1/3/2019
2018	101	FV	301,200	0	7,681.	390,300	691,500	691,500	Year End Roll	12/20/2017
2017	101	FV	301,200	0	7,681.	364,200	665,400	665,400	Year End Roll	1/3/2017
2016	101	FV	301,200	0	7,681.	312,200	613,400	613,400	Year End	1/4/2016
2015	101	FV	300,800	0	7,681.	279,700	580,500	580,500	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	BS	Barbara S
6/12/2009	Info At Door	189	PATRIOT
11/29/2005	MLS	MM	Mary M
10/19/2000	Entry Denied	256	PATRIOT
10/19/2000	Measured	256	PATRIOT
11/9/1999	Mailer Sent		
12/1/1981		CS	

Sign:
VERIFICATION OF VISIT NOT DATA
\_/\_/\_/\_\_\_



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	64272
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

